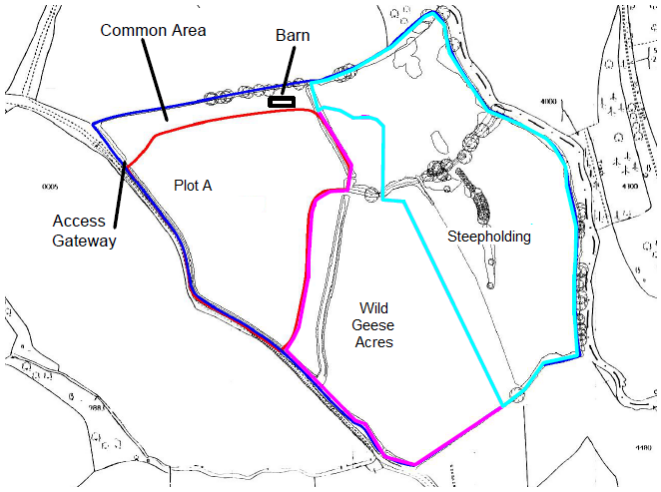
Greenham Reach

Near Holcombe Rogus, on the Devon/Somerset border

Plot B (Wild Geese Acres) – 6.75-acre Leasehold Smallholding

Plot B comprises two areas of relatively flat market garden (approx. 1 acre in total) with 2 acres of gently sloping woodland planted in 2020, a fruit orchard and well fenced grazing land. The soil is clay/loam over shillet. Hedgerows are well established and well maintained.



Plot A, Crystal is home to the catering business Landwich (Emma Bell and Pablo Lalor) who make pickles and preserves as well as offering seasonal street food at local markets.

Plot C (Steepholding) is currently unoccupied and is on the market for new stewards*.

The ELC also has retained land around the shared barn at Greenham Reach (shown as Common Area on this map).

*Stewards= leaseholder member of the co-operative

1. Joining the Co-operative

The ELC is run as a co-operative; taking on a leasehold involves becoming a steward member and we would like applicants to explore and understand fully what this means. Stewards are expected to become active members involved with running the organisation, for example sitting on decision making councils or interviewing new applicants and organising co-op gatherings. The staff team is very small and members' work is vital in supporting the organisation; activities are often taken on for set time periods (6 weeks to 1 year in a particular role) with all roles being rotated among members. There are roles available to suit people with different skills and experiences and all are currently undertaken on a voluntary basis.

To inform this, during the application process you will be invited to join certain activities/ processes as an observer, to join a site tour and meet existing stewards. We would also expect you to spend time volunteering (for example one workday or a couple of mornings at different plots) on site with another steward and we will provide you with further information about opportunities on offer. We would like all potential applicants to join the co-op as a supporter member before applying for stewardship. You do not need to sign up to make a regular donation; we consider section 3 (for people working in aligned sectors) to be applicable to potential stewards. Follow this link to our website...
Join the ELC as a Supporter Member - Ecological Land Cooperative

The leasehold is an agricultural tie i.e. only available for people running a land-based business. Stewards must work full time hours (40 hours +) on the land or equivalent (i.e. a couple could work 2 part-time roles). Stewards have to live on the land as their main residence and will have to show that after an agreed period (usually 3 years) they can generate more than 50% of their essential expenditure from the land (e.g. food, vehicle costs, insurance, utilities, council tax

etc). All stewards have a management plan that is reviewed annually and submissions are made, where necessary to local authorities. There is an annual monitoring fee of £400 charged to all steward members.

2. Applicant experience/ background:

A 1-3 star rating is used to indicate the particular requirements of this site: *= lower level of complexity, *= higher level of complexity.**

Plot B Wild Geese Acres has been home to a mixed, ultra local small farm business selling high end salad, vegetables, cut flowers and apple Juice at local markets, to local customers and to restaurants and cafes.

To apply you will need:

- Experience of growing at scale/land working skills (**)

The site is relatively accessible to applicants with some experience of market gardening/ land management. The gardens are well established and have been managed without mechanisation, and soils have been improved over the last 11 years. We would welcome an application from a new entrant to farming.

- Business experience (*)

The applicant will need to operate a successful small farm business. There is the opportunity to purchase additional operational assets and access mentoring from the outgoing stewards and to a degree replicate the existing site business.

- Community living/working experience (**)

Applicants will need to demonstrate experience/ knowledge of sharing resources or co-operating with others to find shared agreements and solutions to issues that arise.

- Construction knowledge/experience or commitment to training/learning (*)

The site would suit an applicant who has developed some knowledge and skills useful to building a permanent home, or who has the financial resources to employ a building contractor. Permission for a permanent home has been granted, and the ELC sets a cap on the value of any dwelling to ensure affordability in the future

- Off grid infrastructure (***)

The shared energy and water infrastructure at Greenham Reach requires daily manual intervention and an understanding of the system in place to help maintain it and troubleshoot issues that arise with other stewards on the site.

3. Shared Infrastructure:

The site offers off-grid systems for water (bore hole with solar powered pumps), power (solar system situated on shared barn), battery storage and generator. The PV system is 4kw at

maximum capacity, and has 8 Rolls Royce lead acid batteries at 600 amp hours each, so 4800ah in total. The solar and battery system is 11 years old and currently working well and within expected parameters. The battery health is currently around 75%.

However, when all plots are running at full capacity (supplying domestic and business water and power to all three plots) there will need to be an upgrade and stewards should allow around £4,500 in their budget to contribute to this (approximation only). Stewards have shared responsibility for upgrades, maintenance and monitoring of the shared systems, including annual water testing. If an applicant is planning to run a business that has additional power and water requirements (above basic domestic and growing uses e.g. food processing) then we will need to explore how this additional need can be met.

Shared barn (1 bay allocated to each plot) with stairs and loft storage, shared space (potential processing room) water filter room, battery box and generator situated in lean to off the back of the barn.

Armoured cable and water pipes have been buried so that the gardens and dwelling are connected to the shared system.

4. Site Infrastructure:

- Established and enclosed market garden (2 areas) with piped water connections, improved no dig beds and established fruit bushes.
- 4x polytunnels, 1 medium with a net cover, 1 large with raised beds and improved soil, 1 medium propagation area, 1 large planting direct to the ground.
- Greenhouse and potting shed
- Workshop and packing area
- 2-acre woodland planted with 1,000 native trees, apple orchard and additional fruit trees.
- Grazing areas and fenced poultry area
- Mature hedgerows

Ponds 5x7m and 2x1m

- Composting toilet.

5. Housing:

Full planning permission has been granted for a permanent agriculturally tied dwelling (track and base in place) with the option to purchase the existing temporary dwelling (static caravan with shelter and deck). There is also an optional static caravan for volunteers/seasonal help and a touring caravan which is currently let out as a retreat space to generate supplementary farm income. If the new steward wishes to take on these caravans, this will be negotiated with the outgoing stewards directly, otherwise the site will be cleared of caravans prior to the lease transfer. The ELC will provide access to research on a housing options project conducted in 2024-2025. We will ask to see a housing and low-impact living plan as part of the application process.

Price: £160,000 – 140-year leasehold.

Cash buyers only: due to the agricultural tie and the nature of the tenure (leasehold) it is very unlikely that you will find a mortgage provider.